

**LYME REGIS TOWN COUNCIL  
PLANNING COMMITTEE  
MINUTES OF THE MEETING HELD ON TUESDAY 21 FEBRUARY 2023**

**Present:**

**Chairman:** Cllr G Turner

**Members:** Cllr C. Aldridge, Cllr B. Bawden, Cllr B. Larcombe,  
Cllr P. May

**Officers:** M. Green (deputy town clerk), G. Rood (administrative  
assistant)

**22/113/P Public Forum**

Tony Pudler of Pound Street, Lyme Regis explained that he was present to speak in opposition to application P/FUL/2023/00666.

The chairman invited Mr Pudler to speak immediately prior to consideration of this application.

There were no other members of the public present at the meeting who wished to speak about any other matters on the agenda.

**22/114/P Apologies for Absence**

David Sarsons – prior commitment

**22/115/P Minutes**

Proposed by Cllr B. Larcombe and seconded by Cllr P. May, the minutes of the meeting held on 7 February 2023 were **ADOPTED** without amendment.

**22/116/P Disclosable Pecuniary Interests**

There were none.

**22/117/P Dispensations**

There were none granted in relation to the business of this meeting.

**22/118/P Matters arising from the minutes of the Planning Committee on 7 February 2023**

There were none.

**22/119/P Update Report**

There were none.

**22/120/P Planning Applications**

Planning applications were considered in accordance with the details circulated.

Proposed by Cllr G. Turner and seconded by Cllr B. Larcombe it was **resolved** that application P/FUL/2023/00666 be considered first to avoid Mr Pudler being unnecessarily detained.

Cllr G. Turner invited Mr Pudler to speak.

Mr Pudler said Abbeyfield House was a valuable and unique asset to the town which has served the community for 50 years and should continue to do so, and not be turned into a private home. He said it had been designed as a residential centre for groups, with 12 rooms, grounds, parking, and links with the Baptist Church and should remain as a residential centre, meeting point and asset to the community. Assets such as Abbeyfield's shouldn't be lost, as once it's gone, it's gone and there was also no other facility like it in the area.

Cllr B. Larcombe advised Mr Pudler that the town council were only a consultee in the process and not the planning authority. In considering the application, members were not able to dictate what the owner chose to do with their property, so questioned what he was asking the members to do regarding this application.

Mr Pudler said he wanted the committee to recommend refusal on the grounds that it was a facility that was not designed as and should not be used as a private residence. It should, instead, be used as a facility to benefit young people and the local community.

Cllr B. Larcombe asked the deputy town clerk whether, given the historic use of Abbeyfield House was that of a single private residence, would it now be possible to justify an objection to it resuming that use on the grounds of loss of a local amenity or facility?

The deputy town clerk said there might be an argument that it's previous use as a residential nursing home had generated local employment opportunities

and given there were policies against the loss of local employment opportunities then this could probably be cited as a reason for recommending refusal. He explained that there were lists of 'community assets' but this was more about property and asset management than planning, and he doubted whether this would carry weight in planning terms.

In response to questions from members, the deputy town clerk advised that regulations about change of use and what did and what did not require planning permission were extremely complicated and had changed several times in recent years. He was reluctant to offer detailed advice without further research.

Cllr B. Larcombe said the application should be considered on planning merits, but felt it was legitimate to comment on the loss of a valuable community asset and local employment opportunities. However, the fact that this amenity had been shut and sold could suggest the council was advocating an unsustainable proposition.

Members continued to discuss the application at some length. They were generally of the view that the property, in its current configuration and site layout, offered the potential for both a multi-occupational residential and/or community/educational use and for local employment opportunities and that the application to change its use to a single residential dwelling should be resisted.

1) **P/FULL/2023/00666** (Received 9 February 2023)

**FULL PLANNING PERMISSION**

Change of use from C2 residential nursing home to C3 dwelling house. No material changes to the exterior of interior of the building – Abbeyfield House, Silver Street, Lyme Regis, DT7 3HS

*The town council recommends **refusal** of the application because the change of use would involve the loss of an existing local employment opportunity and the loss of a significant community asset with the potential for a multi-occupational residential and/or community/educational use.*

2) **P/FULL/2023/00647** (Received 7 February 2023)

**FULL PLANNING PERMISSION**

New detached dwelling house on land to the r/o Lewesdon House – Lewesdon, Silver Street, Lyme Regis, DT7 3HT

*The town council recommends **approval** of the application because its scale and appearance is in keeping with neighbouring properties and the surrounding area, is in accordance with the approved development plan and has no adverse impact on the residential amenity of neighbouring*

*properties and provides additional residential accommodation with minimal net impact.*

**22/121/P Amended/Additional Plans**

- 1) **P/NMA/2023/00659** (Received 7 February 2023)  
**NON-MATERIAL AMENDMENT APPLICATION**  
Non-material amendment - reduce width of dormers to planning permission number P/HOU/2022/02503 (Erection of single storey extensions and formation of dormers in roof)  
10 Highcliff Road, Lyme Regis, DT7 3EW

**NOTED.**

**22/122/P Withdrawn Applications**

- 1) **P/HOU/2022/04194** (Decision date 25 January 2022)  
**HOUSEHOLDER PLANNING PERMISSION**  
Form single storey extension within the courtyard between the main house and the outbuilding (Demolish existing extensions) - Haye House, Haye Lane, Lyme Regis, DT7 3NQ
- 2) **P/LBC/2022/04195** (Decision date 25 January 2022)  
**LISTED BUILDING CONSENT**  
External alterations to form single storey extension to provide kitchen, utility and cloakroom accommodation, to replace pair of 1950's extensions and minor internal alterations to the house - Haye House, Haye Lane, Lyme Regis, DT7 3NQ
- 3) **P/FUL/2022/07114** (Decision date 2 February 2023)  
**FULL PLANNING PERMISSION**  
Refurbishment and modifications to existing ground floor flat including demolition of rear corridor link and utility room and replacement with new, replacement of ground floor sash windows and re-rendering of ground floor portion of front façade - 21 Marine Parade, Lyme Regis, DT7 3JF
- 4) **P/LBC/2022/07794** (Decision date 2 February 2023)  
**LISTED BUILDING CONSENT**  
Refurbishment and modifications to existing ground floor flat including demolition of rear corridor link and utility room and replacement with new, replacement of ground floor sash windows and re-rendering of ground floor portion of front façade - 21 Marine Parade, Lyme Regis, DT7 3JF

**NOTED.**

**22/123/P Planning Decisions**

Members **NOTED** details of planning decisions received from Dorset Council.

**22/124/P Planning Correspondence**

Cllr B. Larcombe requested that members were updated on the East Devon local plan. The deputy town clerk said it had been difficult to submit comments due to the consultation document not allowing for much written response. Therefore, he had emailed the Forward Planning Manager to provide him with more detailed comments.

**22/125/P Exempt Business**

There was none.

*The meeting closed at 7.52 pm.*